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MHP Rental News

A Quarterly Publication for Our Clients

Handling The Unauthorized Pet

It happens. It is frustrating, irritating, and even maddening. You place a tenant in the property and the rental agreement documents "no pets/animals." You counsel the tenants that this is a binding agreement. Then a vendor goes out to a property to repair something and reports back there is a man eating dog! Or there is a drive-by the property and a cat is spotted sitting in the window. A neighbor reports a dog that is continually barking. Generally, if a tenant moves in an unauthorized animal, the information comes out in some form or another. Now what is to be done?

The first step is to find out exactly what situation is occurring in the property. It could turn out that they are "temporarily" keeping an animal for friend or family. It's possible a stray wandered onto the property and they simply adopted it. They may have decided they wanted a dog or kitty for their children and just think they only have to pay more in a deposit. And, of course, it may be they deliberately planned to move in a pet from the beginning even though they they knew the property owner would not accept one. Knowing the mindset of the tenant is a big key in figuring out what to do.

The next step may be one of the following.

- A letter documenting the situation is sent notifying the tenant they have violated their rental agreement and they have to resolve the situation with their property management company and owner; they are required to contact us to meet to review the animal.
- By telephone, we request a walk-through to see the condition of the property, see the animal in question, and discuss the violation of their agreement.

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Contact Us



Marie Hansen Properties, Inc.
615 Piikoi Street, Ste. 2020
Honolulu, HI 96814

Website
MarieHansenProperties.net

Bus: (808) 591-1110
Fax: (808) 591-9780

Office Hours
Monday-Friday
8:30 am-5:00 pm

***The company with a Passion
for Property Management!***

Serving You

Cheryl Kunimoto, President
(808) 591-1110, x 204
cheryl@mhprops.net

It is important to find out exactly what type of pet they have moved into the property. It could be something simple such as a gerbil or hamster. It could also be a snake, a parrot, a cat, a small dog, a large dog, etc. Whether it is small or large, any animal can cause damage and it could even be one that is illegal to keep in the residence, such as barnyard animals in residential housing. The zoning of the property determines what animals are allowed in the property as well as the preferences of the property owner.

It could be that it is a temporary problem, a pet that is suitable, or a situation where the unauthorized pet is simply unacceptable. This dictates what steps need to be taken and every situation is different. Here are some scenarios.

- The situation IS temporary and after receiving a notice from their property manager, the tenant removes the pet. A followup walk-through confirms this.
- The tenant, after notification from their property manager, removes the animal because they do not want to incur poor rental history or pay an increase to their deposit.
- The tenant has chosen a reasonable pet, they are being responsible for its care, it has not affected the condition of the property, and it is acceptable to the property owner. In addition, they are willing to sign documentation with increased security deposit.
- The tenant has chosen a reasonable pet, they are being responsible for its care, it has not affected the condition of the property, and it is acceptable to the property owner. In addition, they are willing to sign documentation with increased security deposit.

We find that the majority of tenants will respond and work to resolve the issue of an unauthorized pet. There are situations where it can require an eviction. In that case, we normally find that it is in the best interests of the property to take the steps to remove this tenancy and a destructive pet.

Our Associations

Jane Tampon, Office Manager
808) 591-1110
jane@mhprops.net

Kim Diga, Bookkeeper
(808) 591-1110, x 202
kim@mhprops.net

**Connie Oakland
Administrative/Accounting Assistant**
(808) 591-1110, x 208
connie@mhprops.net

Liz Ishimitsu, Property Manager
(808) 593-2780 direct line
liz@mhprops.net

Sherie Hitchcock, Property Manager
(808) 593-2735 direct line
sherie@mhprops.net

Linda Fogarty, Property Manager
(808) 593-2725 direct line
linda@mhprops.net

Drudi Johnston, Property Manager
(808) 591-1116 x 209, direct line
drudi@mhprops.net

Tracy Carlson, Property Manager
(808) 591-1110, x 210, direct line
(808) 392-6015 cell
tracy@mhprops.net

Additional Services

Thinking of buying or selling? Just call and we will have an agent contact you to help with your Real Estate needs.

Looking for management elsewhere? You, or someone you know, may need a property manager in other states. Because of our proud affiliation with NARPM we have contacts throughout the country and may be able to assist you.

Announcements



Check Your Insurance.

Events can happen - flood, extreme heat, earthquakes, fire, and more! It is important to check your insurance to obtain the best coverage possible and ensure that it is current. Review now with your insurance agent before a disaster/emergency occurs.

If An Emergency Occurs

If an emergency situation occurs, please be patient and avoid tying up critical telephone lines and our time.

Our first priority during any emergency is to handle the situation, taking any necessary measures for the safety of your property and your tenants. Then we will contact you as soon as we are able.

The material provided in this newsletter is for informational and educational purposes only. It is NOT legal advice. Although we believe this material is accurate, we cannot guarantee that it is 100% without errors.

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